



# **PLANNING COMMISSION AGENDA REPORT**

MEETING DATE: DECEMBER 11, 2006

VI. 7

ITEM NUMBER:

**SUBJECT: PLANNING APPLICATION PA-06-65  
3303 HARBOR BOULEVARD, SUITE F5**

**DATE: NOVEMBER 30, 2006**

**FOR FURTHER INFORMATION CONTACT: WENDY SHIH, ASSOCIATE PLANNER (714) 754-5136**

## **PROJECT DESCRIPTION**

The applicant is requesting a conditional use permit to legalize a chiropractic office (Atlas Wellness Center) previously denied under PA-03-44, which includes a minor conditional use permit to deviate from shared parking within Commerce Park.

## **APPLICANT**

The applicant is RREEF Management Company, representing the property owner, SDCO Commerce Park.

## **RECOMMENDATION**

Deny by adoption of Planning Commission resolution.

  
WENDY SHIH  
Associate Planner

  
R. MICHAEL ROBINSON, AICP  
Asst. Development Services Director

**BACKGROUND**

The subject property is located within an industrial/commercial business park complex (Commerce Park), which is zoned PDI (Planned Development Industrial) with a general plan designation of Industrial Park.

On January 12, 2004, Planning Commission denied Conditional Use Permit PA-03-44 for a chiropractic office (Atlas Wellness Center) at the subject site, but allowed the business to stay until their lease expired in June 2006. Atlas Wellness Center is a chiropractic office which also offers nutritional therapy and exercise rehabilitation within a 2,080 square foot suite. The suite consists of a reception area, two treatment areas, a rehabilitation room, a storage room, and three rooms that can be used as exam rooms. The Planning Commission felt the chiropractic office is not a compatible use in the industrial area and that special operational characteristics do not exist to justify granting a deviation from parking requirements.

The business owner was reminded in a letter dated January 15, 2004, that the Planning Commission had denied the CUP and allowed the business to occupy the suite until July 2006. Staff found the business still in operation in July 2006, and reminded him again of the Planning Commission's decision. The business owner informed staff that he had already renewed his lease and business license under the assumption that since no problems have been reported he was allowed to stay. He also requested, and staff agreed, to allow until January 2007 to allow time to find another location.

The applicant reapplied for the approval of a conditional use permit to allow the business to remain at this location because the business owners have been informed that they are held to the terms of the new lease that does not expire until July 2009.

**DISCUSSION/GENERAL PLAN CONFORMITY**

According to the General Plan, the Industrial Park designation is intended to apply to large districts that contain a variety of industrial and compatible office and support commercial uses. Commercial uses complementary to industrial areas, or commercial uses that do not generate high and frequent customer traffic, are permitted on the property. Under ZE-84-54, a list of office/commercial uses was approved for buildings that face South Coast Drive and Harbor Boulevard. The list consists of low-key, low traffic generating uses such as insurance companies, legal services, accounting and book keeping, which would be complementary to the industrial area. Atlas Wellness Center is located within one of those buildings. However, it is staff's opinion that a chiropractic office is not compatible with other, low-key uses within the industrial/commercial business park complex. Existing industrial and commercial uses within the complex generate little or no customer traffic, whereas a 2,080 square foot chiropractic office with multiple rooms and treatment areas could generate a higher volume of traffic and parking than other uses within the complex.

A minor conditional use permit is required to deviate from shared parking requirements since a chiropractic office requires more parking than provided on-site (518 spaces required based on 4/1,000 square feet for buildings that allow commercial uses, plus the proposed chiropractic office as 6/1,000 square feet; 514 spaces provided). Staff cannot support the minor conditional use permit because special operational characteristics do not exist to justify the parking deviation. According to the applicant's description letter, they treat patients from 8:30 to 10:30 a.m. and 3 to 7 p.m., and their patient volume is extremely low. However, the proposed hours are within normal business hours, which could conflict with other uses on-site. Although patient volume may be low at this time, and there have not been any parking problems reported, it is staff's opinion the patient volume cannot be effectively enforced since the suite can accommodate a higher number of employees and patients, which, if expanded, could create parking problems in the future.

The business owners mention in their letter that a comparable canine physical therapy business (Canine Therapeutics) is operating within the complex. Canine Therapeutics was approved by Planning Commission on January 26, 2004, under PA-03-55 because the business only occupies an 864 square-foot suite, meets parking requirements, and is not considered a typical medical use generating higher customer traffic. It was also determined that the industrial concrete structure provides a buffer for noise that would not be appropriate in a commercial center. The business has since closed.

### **ALTERNATIVES**

If the applicant's request were approved, Atlas Wellness Center would be allowed to continue to occupy suite F-5 within Commerce Park, an industrially zoned property.

If the proposed use were denied, a chiropractic office would not be allowed within Commerce Park. Staff recommends requiring the business to relocate no later than January 31, 2007, which is an extension from July 2006 previously agreed upon. It can locate within a commercially zoned and developed property where adequate parking exists to support the use.

### **CONCLUSION**

In Planning staff's opinion, the proposed chiropractic use is not compatible with other, low-key uses within Commerce Park, an industrially zoned property. It is not consistent with the General Plan designation of industrial park. The use would be too intense and could generate traffic volume that is not consistent with other uses in the vicinity. It is staff's opinion that the proposed use is not suitable within the industrial park setting.

Attachments:      Draft Planning Commission Resolution  
                          Exhibit "A" – Findings  
                          Exhibit "B" – Conditions of Approval  
                          Applicant's Project Description and Justification with support letters  
                          Planning Commission Resolution Letter dated January 15, 2004

Minutes from Planning Commission meeting of January 12, 2004  
Location Map  
Plans

cc: Deputy City Manager - Dev. Svs. Director  
Deputy City Attorney  
City Engineer  
Fire Protection Analyst  
Staff (4)  
File (2)

Della Gobelsberg  
SDCO Commerce Park  
3303 Harbor Blvd., Ste. F-8  
Costa Mesa, CA 92626

Dr. Louis Rice  
3303 Harbor Blvd., Ste. F-5  
Costa Mesa, CA 92626

File: 121106PA0665	Date: 112806	Time: 11:10 a.m.
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**RESOLUTION NO. PC-06-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF COSTA MESA DENYING PLANNING APPLICATION  
PA-06-65**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY  
RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by RREEF Management Company, representing SDCO Commerce Park, owner of real property located at 3303 Harbor Boulevard, Ste. F-5, requesting approval of a conditional use permit to legalize a chiropractic office previously denied under PA-03-44, within the PDI (Planned Development Industrial) zone; and,

WHEREAS, a duly noticed public hearing was held by the Planning Commission on December 11, 2006.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A," the Planning Commission hereby **DENIES** Planning Application PA-06-65 with respect to the property described above.

**PASSED AND ADOPTED this 11th day of December 2006.**

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Bill Perkins, Chair  
Costa Mesa Planning Commission

STATE OF CALIFORNIA   )  
                                          )ss  
COUNTY OF ORANGE    )

I, R. Michael Robinson, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on December 11, 2006, by the following votes:

AYES:       COMMISSIONERS

NOES:       COMMISSIONERS

ABSENT:     COMMISSIONERS

ABSTAIN:    COMMISSIONERS

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Secretary, Costa Mesa  
Planning Commission

**EXHIBIT "A"****FINDINGS**

- A. The information presented does not comply with Costa Mesa Municipal Code Section 13-29(g)(2) in that the proposed use is not compatible with developments in the same general area. Granting the conditional use permit for the chiropractic office and minor conditional use permit to deviate from shared parking will be detrimental to the health, safety and general welfare of the public or other properties or improvements within the immediate vicinity. Specifically, a chiropractic office would generate higher traffic than other, low-key uses within the industrially zoned property. Additionally, special operational characteristics do not exist to justify granting a deviation from parking requirements. Granting the conditional/minor use permit will allow a use, density or intensity which is not in accordance with the Industrial Park General Plan designation for the property because the proposed use is not complementary to the industrial area.
- B. The proposed project does not comply with Costa Mesa Municipal Code Section 13-29 (e) because:
  - a. The proposed use is not compatible and harmonious with uses both on-site as well as those on surrounding properties.
  - b. Safety and compatibility of the design of the buildings, parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
  - c. The proposed use is not consistent with the General Plan.
- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA.
- D. The project, as conditioned, is consistent with Article 221/2, Transportation System Management of Title 13 of the Costa Mesa Municipal Code in that the development project's traffic impacts will be mitigated by the payment of traffic impact fees.

**EXHIBIT "B"****CONDITIONS OF APPROVAL (if project is approved)**

- Plng.    1.    The conditional/minor use permit herein approved shall be valid until revoked, but shall expire upon discontinuance of the activity authorized hereby for a period of 180 days or more. The conditional/minor use permit may be referred to the Planning Commission for modification or revocation at any time if the conditions of approval have not been complied with, if the use is being operated in violation of applicable laws or ordinances, or if, in the opinion of the development services director or his designee, any of the findings upon which the approval was based are no longer applicable.
2.    A copy of the conditions of approval for the conditional/minor use permit must be kept on premises and presented to any authorized City official upon request. New business/property owners shall be notified of conditions of approval upon transfer of business or ownership of land.
3.    The use shall be conducted, at all times, in a manner to allow the quiet enjoyment of the surrounding neighborhood. The applicant and/or business owner shall institute whatever operational measures are necessary to comply with this requirement.
4.    If parking complaints are received by the City, the applicant and/or business owner shall submit a parking management plan to the Planning Division addressing parking needs, use of spaces on-site, and parking availability. Inability to resolve parking conflicts attributed to this use may result in amendment to, or revocation of, the conditional use permit.
5.    The use shall be operated between the hours of 8:30 a.m. to 10:30 a.m., and 3 p.m. to 7 p.m. No more than 6 persons shall be on site at any one time.





Atlas Wellness Center has been operating at its current location for more than 3 years now with no parking complaints made to the city or the property owners. See exhibit A, and B (letter from other tenants and property manager )

The reason being is that unlike most traditional Chiropractic offices we are more of a Wellness Center so that we spend 45min to an hour with each patient. Services provided are as follows: Chiropractic adjustments, therapeutic exercise, myofascial release, and neuromuscular reeducation. There is never more than 3 people on the premises at one time which is comprised of one secretary one doctor and one patient Not to mention that we only open 22 hours a week with the majority of our clients arriving post 4 pm when the other businesses in the complex have gone for the day. As you can see there is plenty of parking at various hours of the day for all tenants (Exhibit C photos)

Our hours of operation are as follows:

**Monday...8:30am-10:30am, 3-7pm**

**Tuesday 3-7pm**

**Wednesday...8:30am-10:30am, 3-7pm**

**Thursday...8:30am-10:30am, 3-7pm**

**Friday through Sunday...CLOSED**

The biggest obstacle we currently face is that we have already exercised the option on our lease. In March of 2006 an application for renewal of our business license was issued, expiring March 31<sup>st</sup> of 2007. Consequently, we were under the assumption that since there had been no complaints and that since a physical therapist i.e. Canine Therapeutics was granted a CUP permit (Planning Commission Resolution PC-04-13) in the same complex, we believed the matter had been put to rest. In hindsight we realize that we made a mistake.

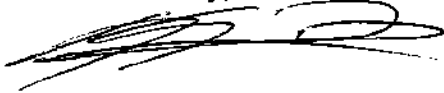
When the city informed us we had to vacate by the end of July 06 (and were kind enough to let us stay until the end of Jan 07) we began to look for new space. Since that time we have found out, the property owners are holding us to the lease which now expires July 2009 at \$2500.00 per month. We certainly cannot afford to pay this amount, the cost of relocating and rent at the new location. We understand that Ms Shih and the city have been very patient and kind with us and for that we are thankful.

But based on the evidence presented; the fact that there have not been any problems with are use of the space for the past 3 years as indicated by exhibit the letters provided and the fact that Mr. Valentine stated on Jan 12 2004 at the public hearing

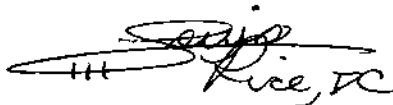
"In response to a question from Vice Chair Perkins regarding the success of the business and the possibility of applying for a CUP at the end of the lease period, Mr. Valentine explained that they could file an application"

And most importantly the fact that we are locked into a 3 year lease with a total cost of \$72500.00 we have decided to apply. If the planning commission decides to approve the CUP you would be doing us a great service.

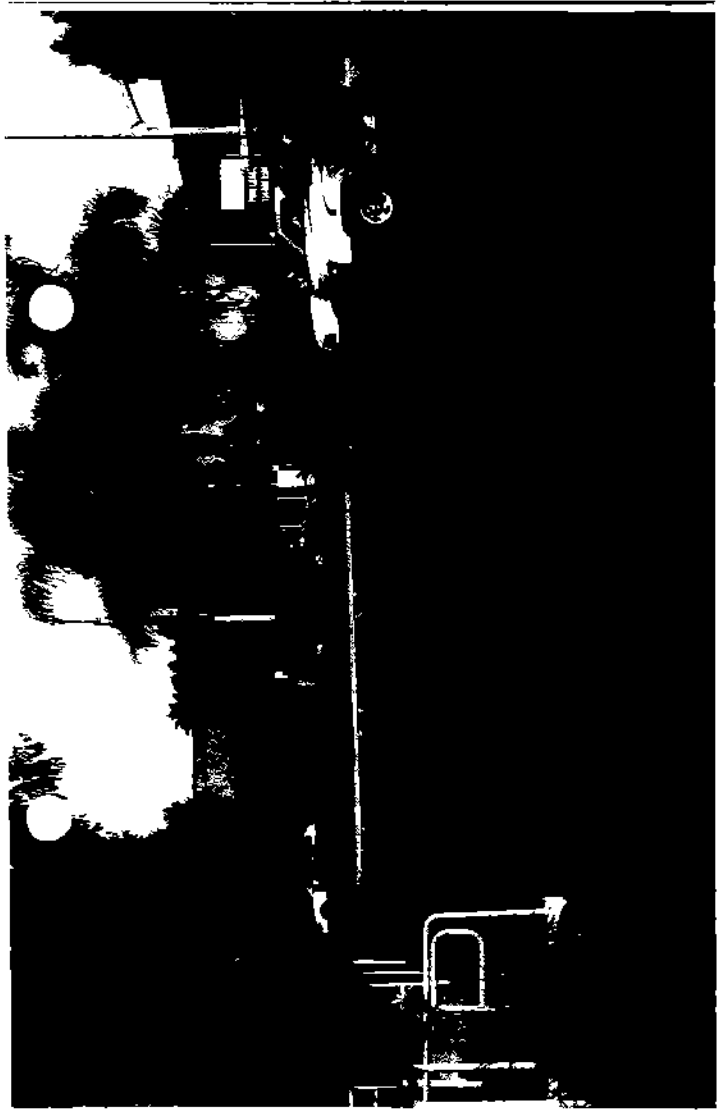
Yours Truly,

A stylized, handwritten signature in black ink, appearing to be 'K. Adamou'.

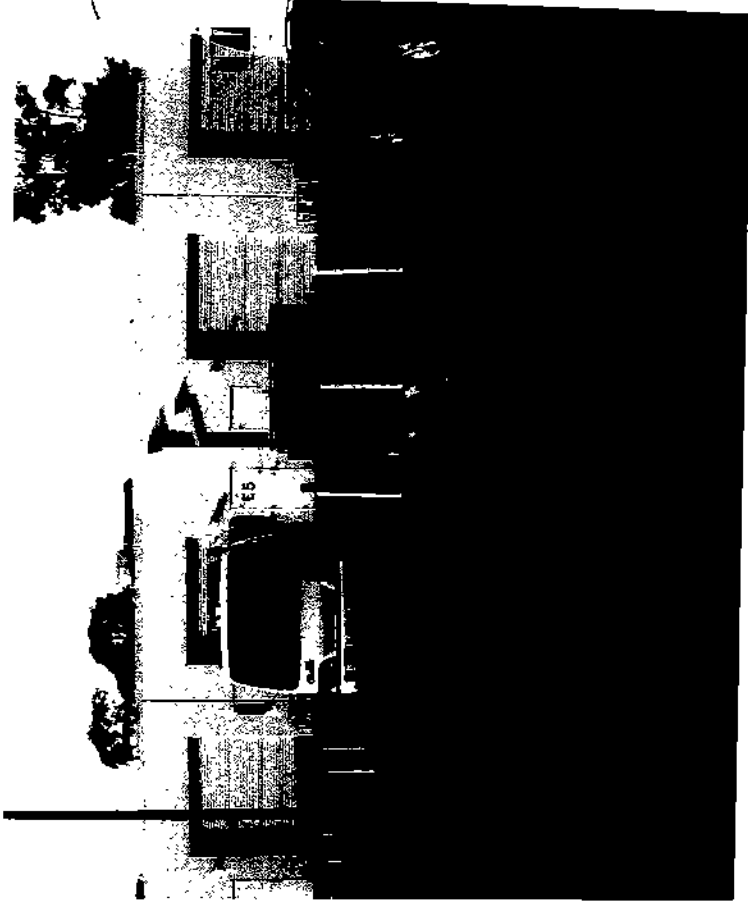
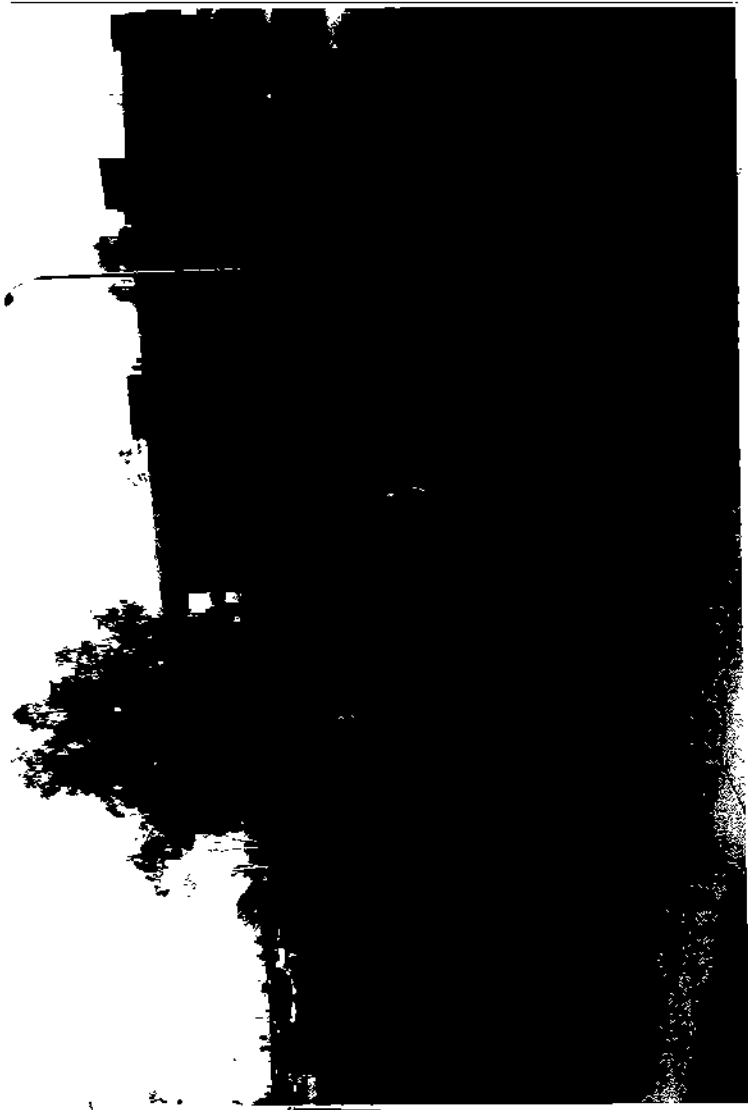
Dr Kosta Adamou DC

A handwritten signature in black ink, appearing to be 'Louis Rice, DC'.

Dr Louis Rice DC



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Real Estate Investment Managers

**DB Real Estate**



A Member of the Deutsche Bank Group

3303 Harbor Boulevard  
Suite F-8  
Costa Mesa, California 92626

Tel 714 979 9997

Fax 714 979 1012

[www.rreef.com](http://www.rreef.com)

September 20, 2006

City of Costa Mesa  
**ATTN: DEVELOPMENT DEPARTMENT**  
77 Fair Drive  
Costa Mesa, CA 92628-1200

**Re: Parking at Costa Mesa Commerce Park-3303 Harbor Blvd.**

To Whom It May Concern:

Atlas Wellness Center has operated within Commerce Park located at 3303 Harbor Boulevard since April 2003. During such time we have had no problems with the parking being compromised or overburdened. In addition, Atlas Wellness Center's hours of operation: Monday, Wednesday, and Thursday are 8:30am to 10:30am and 3:00pm to 7:00pm and Tuesday 3:00pm to 7:00pm have only small periods of overlap with the normal business hours of other tenants in the complex. Their unit, located in Building F, has parking in front of and behind the building and has not had a problem accommodating the needs of tenants and/or their clients.

Should you have any questions, please call our office at (714) 979-9997.

Sincerely,  
**RREEF**

A handwritten signature in cursive script, reading 'Della Gabelsberg'.

Della Gabelsberg  
Senior Property Manager



## Robert L. Ewing, Inc.

3303 Harbor Boulevard  
Suite F-7  
Costa Mesa, CA 92626

Telephone 949/645-7373  
800/932-7373  
Fax 714/557-9273

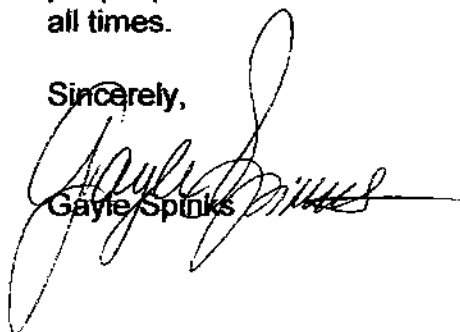
September 20, 2006

To Whom It May Concern:

We are writing on behalf of the business, Atlas Wellness Center, located at 3303 Harbor Blvd. Suite F-5 in the city of Costa Mesa.

There are no parking problems that we are concerned about. Their office is only open approx. 22 hours a week, many of those hours later in the day when other offices have already closed, and our understanding is that their 3 staff people park in the back of the building which has more than adequate parking at all times.

Sincerely,



Gayle Spinks



# CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92626-1200

DEVELOPMENT SERVICES DEPARTMENT

January 15, 2004

Dr. Louis Rice  
3303 Harbor Bl., Ste. F-5  
Costa Mesa, CA 92626

**SUBJECT: CONDITIONAL USE PERMIT PA-03-44**  
**3303 HARBOR BOULEVARD, F-5, COSTA MESA**

Dear Mr. Rice:

During the Planning Commission meeting of January 12, 2004, a chiropractic office was determined to be an inappropriate use for the industrial area. The Planning Commission denied the conditional use permit for Atlas Wellness Center to locate in Commerce Park. However, your business is allowed to occupy the suite until **July 2006**. Please note that the business must be relocated by that date.

If you have any questions, please feel free to contact me at (714) 754-5136. The best time to reach me is between 1 p.m. and 5 p.m., Monday through Friday.

Sincerely,

A handwritten signature in black ink, appearing to read "Wendy Shih".

WENDY SHIH  
Associate Planner

Attachments: Planning Commission Resolution

Cc: Della Gobelsberg  
3303 Harbor Bl., Ste. F-8  
Costa Mesa, CA 92626

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CITY OF COSTA MESA  
Development Services Department  
P.O. Box 1200, Costa Mesa, CA 92628-1200

PROJECT NO: PA-03-44

DATE: January 15, 2004

TO: Della Gobelsberg  
SDCO Commerce Park  
3303 Harbor Boulevard, Suite F-8  
Costa Mesa, California 92626

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At the regular meeting of the Costa Mesa Planning Commission held on **Monday, January 12, 2004**, the above-referenced item was considered and the following action taken:

Motion: Denied by adoption of Planning Commission Resolution PC-04-04

(4-0)

Enclosed is a copy of the Planning Commission Resolution, containing findings (Exhibit "A") and, if applicable, conditions of approval (Exhibit "B"). Also enclosed for your convenience is a list of applicable City code requirements, as well as conditions forwarded by various special districts.

Should you have any questions concerning the enclosures or the Commission's decision, or should you wish to appeal the decision to City Council, please contact your project planner Wendy Shih at (714) 754-5136.

Sincerely,



DONALD D. LAMM  
Deputy City Mgr.-Dev. Svs. Director

cc: Dr. Louis Rice  
3303 Harbor Boulevard, Suite F-5  
Costa Mesa, California 92626

RESOLUTION NO. PC-04-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF COSTA MESA DENYING PLANNING APPLICATION  
PA-03-44

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES  
AS FOLLOWS:

WHEREAS, an application was filed by Dr. Louis Rice, representing SDCO Commerce Park, owner of real property located at 3303 Harbor Boulevard, Ste. F-5, requesting approval of a conditional use permit for a chiropractic office and a minor conditional use permit to deviate from shared parking within the PDI (Planned Development Industrial) zone; and,

WHEREAS, a duly noticed public hearing was held by the Planning Commission on January 12, 2004.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A," the Planning Commission hereby **DENIES** Planning Application PA-03-44 with respect to the property described above.

**PASSED AND ADOPTED** this 12th day of January, 2004.




Chair, Costa Mesa  
Planning Commission



STATE OF CALIFORNIA)

I, Perry L. Valantine, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on January 12, 2004, by the following votes:

  
Secretary, Costa Mesa  
Planning Commission

## EXHIBIT "A"

**FINDINGS**

- A. The information presented does not comply with Costa Mesa Municipal Code Section 13-29(g)(2) in that the proposed use is not compatible with developments in the same general area. Granting the conditional use permit for the chiropractic office and minor conditional use permit to deviate from shared parking will be detrimental to the health, safety and general welfare of the public or other properties or improvements within the immediate vicinity. Specifically, a chiropractic office would generate higher traffic than other, low-key uses within the industrially zoned property. Additionally, special operational characteristics do not exist to justify granting a deviation from parking requirements. Granting the conditional/minor use permit will allow a use, density or intensity which is not in accordance with the Industrial Park general plan designation for the property because the proposed use is not complementary to the industrial area.
- B. The proposed project does not comply with Costa Mesa Municipal Code Section 13-29 (e) because:
  - a. The proposed use is not compatible and harmonious with uses both on-site as well as those on surrounding properties.
  - b. Safety and compatibility of the design of the buildings, parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
  - c. The proposed use is not consistent with the General Plan.
- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA.
- D. The project, as conditioned, is consistent with Article 221/2, Transportation System Management of Title 13 of the Costa Mesa Municipal Code in that the development project's traffic impacts will be mitigated at all affected intersections.

Duane Heldt, Managing Partner, Corner Office, 580 Anton Boulevard, Costa Mesa, agreed to the conditions of approval.

No one else wished to speak and the Chair closed the public hearing.

MOTION  
PA-03-39  
Approved

A motion was made by Commissioner Foley, seconded by Commissioner Perkins and carried 4-0 (Dennis DeMaio absent), to approve by adoption of Planning Commission Resolution PC-04-03, based on analysis and information in the Planning Division staff report and findings in exhibit "A", subject to conditions in exhibit "B."

The Chair explained the appeal process

PLANNING APPLICATION  
PA-03-44

Gobelsberg/Rice

The Chair opened the public hearing for consideration of Planning Application PA-03-44 for Dr. Louis Rice, authorized agent for Della Gobelsberg, for a conditional use permit for a chiropractic office and a minor conditional use permit to deviate from shared parking within Commerce Park, located at 3303 Harbor Boulevard, Suite F-5, in a PDI zone. Environmental determination: exempt.

Associate Planner Wendy Shih reviewed the information in the staff report and gave a brief visual presentation of the site plans. She said the applicant was notified that this use (Atlas Wellness Center; a chiropractic office also offering nutritional therapy and exercise rehabilitation) was not allowed by right in a PDI zone and that a conditional use permit would be required prior to commencement of the business. She said the lease agreement has already been signed and the business has commenced. She said staff recommended denial, by adoption of Planning Commission resolution, subject to conditions.

Chairman Garlich inquired about the allowable list of businesses made 20 years ago by another Planning Commission and he wished to hear staff's comments about changes over time regarding this subject. Mr. Valentine said he did not believe there has been any significant change that would affect that type of decision, based on the General Plan indicating that certain complementary commercial uses could be conducted within industrial zones if they are supportive of, or complementary to the main industrial uses in the area, including similar commercial traffic patterns. He detailed some examples.

There was discussion between the Chair and Ms. Shih regarding the sequence of events that occurred in this case and the alternatives Commission could consider.

In response to a question from Vice Chair Perkins, Ms. Shih stated that the lease runs out in June 2006.

Dr. Louis Rice with Atlas Wellness Center, 3303 Harbor Boulevard, Costa Mesa, said that in the same complex where he is located, there is also a vitamin store directly adjacent to their space; a restaurant; a church, an ambulance center; and a Canine physical therapy unit. He stated that no one has ever had to park further than 30 yards from the business' front door and they are a relatively low-volume office; he has never seen the entire complex parking lot used at more than 20% to 30% capacity.

In response to a question from Vice Chair Perkins regarding the lease with an option to extend, Dr. Kosta Adamou, partner in the business, stated that if the Commission would approve this conditional use permit, they would be happy to leave once the lease is up. To leave now would ruin their business. He said once the lease is up they don't want to continue paying rent and are considering buying the building.

Chairman Garlich stated that since all of these facts have surfaced, he would like to know if the applicant has discussed with the leasing agency, or the property owner, whether they are in a position to modify the lease agreement. Dr. Adamou stated they are not because it was a

different company and the building was sold mid way through the process.

In response to a question from Commissioner Bever regarding a condition of approval to limit the practice to the 2 chiropractors working there now, Mr. Adamou stated they would because they are in partnership in this business.

No one else wished to speak and the Chair closed the public hearing.

MOTION 1:  
PA-03-44  
Withdrawn

A motion was made by Commissioner Foley, seconded by Chairman Garlich, to approve PA-03-44 adding condition of approval #5 stating that the conditional use permit expires in June 2006.

The Chair stated that he had that same discussion with Mr. Valentine who felt it would be better to deny the application and allow the applicants to remain until their lease expires in June 2006.

Mr. Valentine said staff feels the appropriate findings to allow this use at the location cannot be made. If the Commission wishes to accommodate the remainder of the lease, staff would prefer they deny the application, but allow them until June 2006 to relocate from this space.

Commissioner Foley withdrew her original motion.

MOTION 2:  
PA-03-44  
Deny and relocate at lease end

A motion was made by Commissioner Foley, seconded by Chairman Garlich and carried 4-0 (Dennis DeMaio absent), to deny by adoption of Planning Commission Resolution PC-04-04, and advised applicants that they are to vacate the premises by July 2006.

In response to a question from Vice Chair Perkins regarding the success of the business and the possibility of applying for a CUP at the end of the lease period, Mr. Valentine explained that they could file an application.

No one else wished to speak, and the Chair closed the public hearing.

The Chair explained the appeal process.

CONDITIONAL USE PERMIT  
PA-03-48

Schiffman/Petros

The Chair opened the public hearing for consideration of Planning Application PA-03-48 for Tony Petros, authorized agent for Todd Schiffman, to establish Rock Harbor Church within a 34,992 sq. ft. industrial building located at 345 Fischer Avenue with off-site parking at Mariner's Christian School, located at 300 Fischer Avenue in an MP zone. Environmental determination: exempt.

Associate Planner Mel Lee reviewed the information in the staff report and gave a visual presentation of the site characteristics. He said staff recommended approval by adoption of Planning Commission resolution, subject to conditions.

Tony Petros, 20 Executive Park, Irvine, agreed to the conditions of approval; he added that they currently own and operate a shuttle for their services as they are today.

No one else wished to speak and the Chair closed the public hearing.

MOTION:  
PA-03-48  
Approved

A motion was made by Chairman Garlich, seconded by Commissioner Perkins and carried 4-0 (Dennis DeMaio absent), to approve by adoption of Planning Commission Resolution PC-04-05, based on analysis and information in the Planning Division staff report and findings in exhibit "A", subject to conditions in exhibit "B."

The Chair explained the appeal process.

**City of Costa Mesa**  
ZONING/LOCATION MAP - [Created: 11/27/2006 5:22:32 PM] [Scale: 421.62] [Page: 8.5 x 11 / Landscape]

## An aerial photograph showing a road intersection. A grid pattern is overlaid on the road surface. A copyright notice is visible in the bottom right corner: (C) 2002-01 www.GeoPrint.NET.

	CL
	UAR
	UAR-S
	M/G
	MP
	P
	POC
	POI
	PDR-HD
	PDR-LD
	PDR-MD
	PDR-NCM
	R1
	R2-HD (cont)

# City of Costa Mesa

3303 HARBOR BLVD. - [Created: 11/27/2006 5:20:57 PM] [Scale: 263.79] [Page: 8.5 x 11 / Landscape]

## Overview Map



## Legend

☐ city

Street  
Names

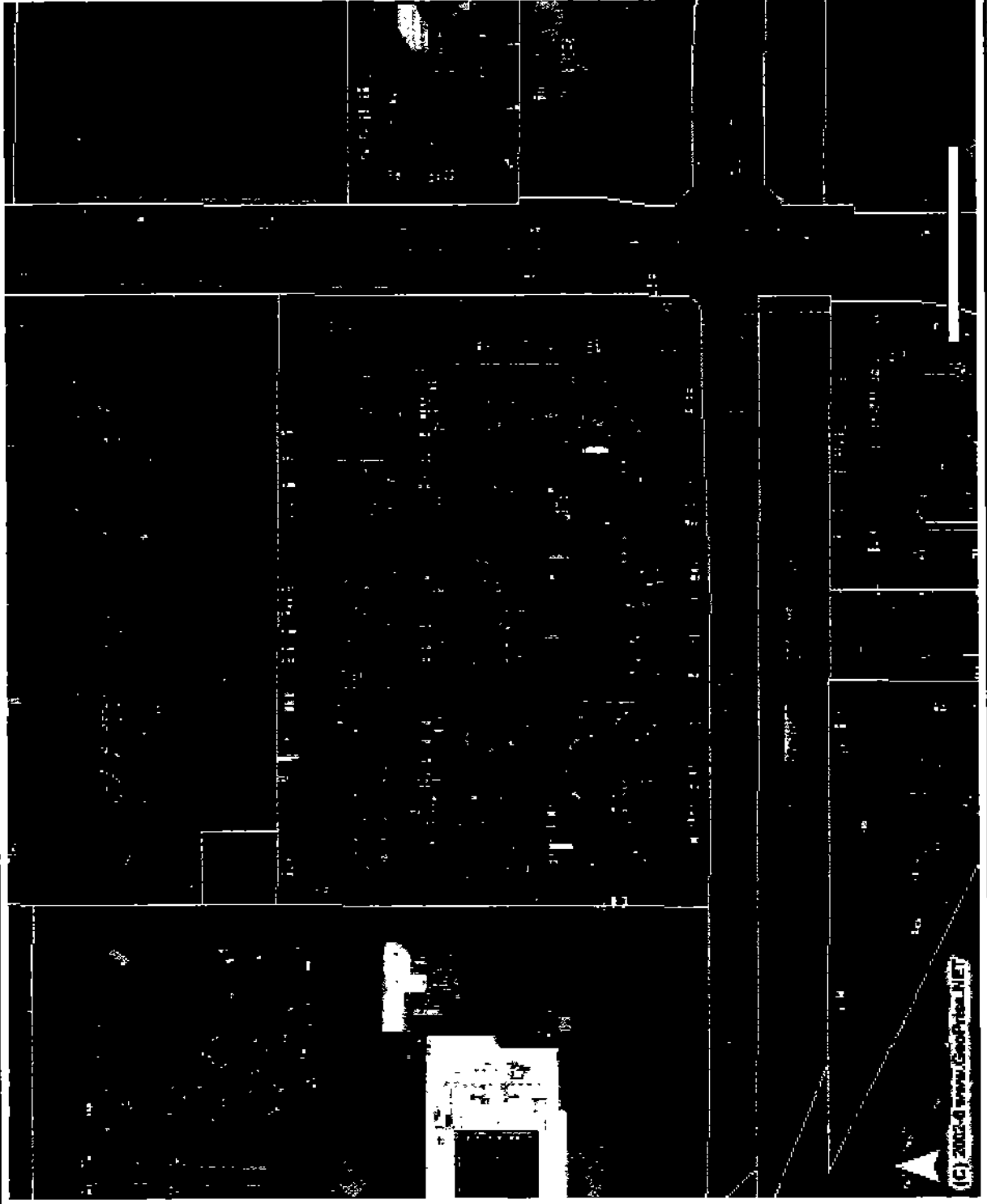
Parcel  
Lines

City  
Boundary

Level 3  
Ortho  
photo

Ortho  
photo  
graphy

## Map Display



(C) 2002-6 www.GeoPics.NET



RREEF

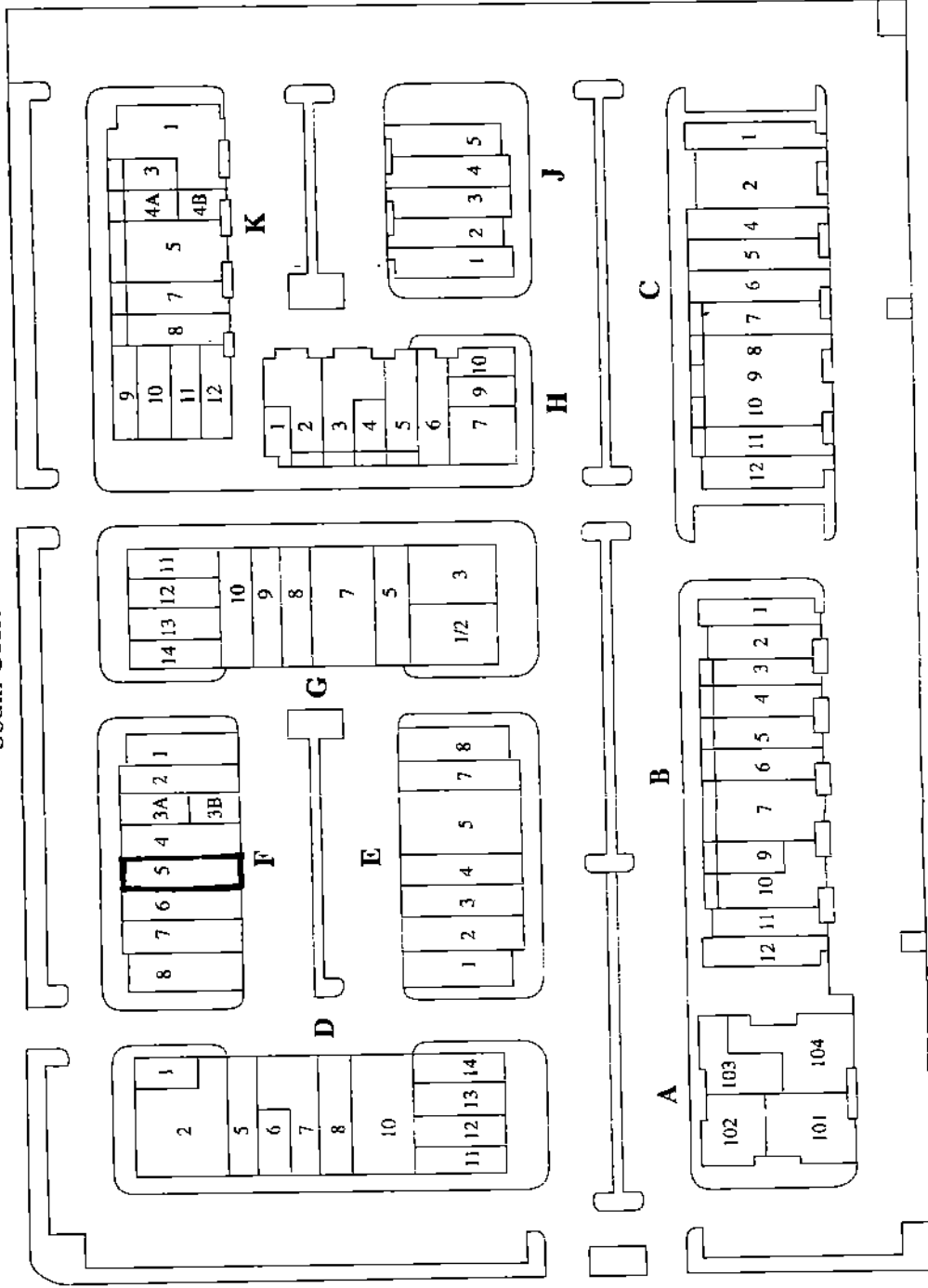
# Commerce Park-Costa Mesa

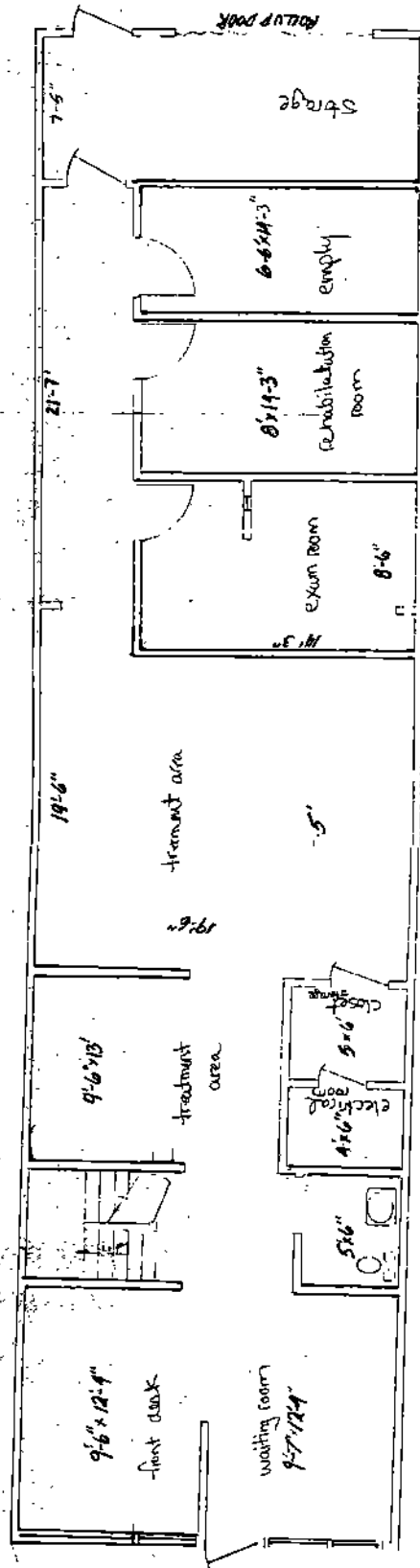
23

PA-06-65

## COMMERCE PARK - COSTA MESA

South Coast Drive





FIRST FLOOR

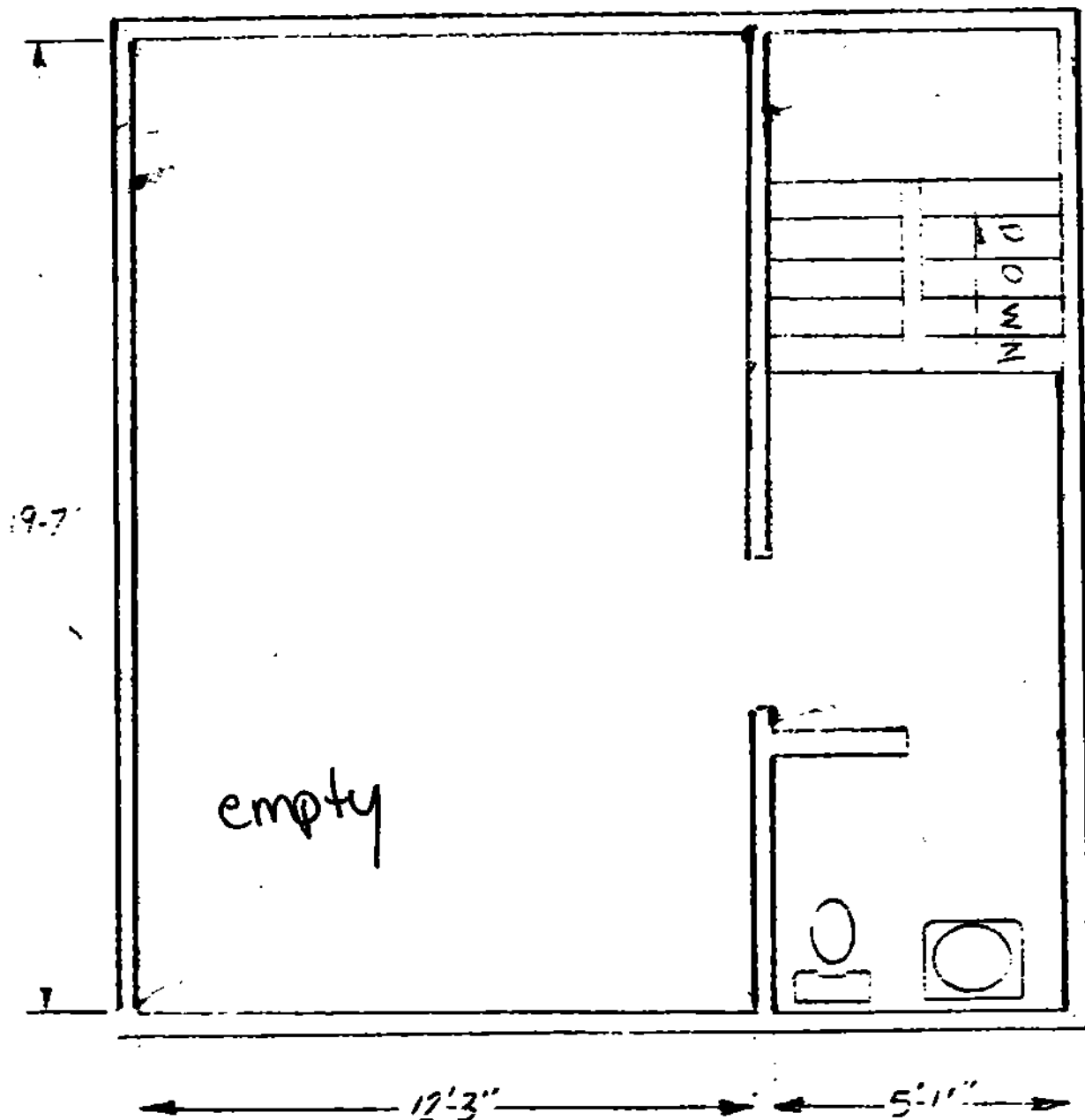
3303 HARBOR BLVD  
COSTA MESA CA  
UNIT F-5 55 BUILT  
ATLAS WELLNESS CENTER  
714-540-6792 ADRIAN KOSTANTINI

1/4" = 1'-0"

2080 sq ft

24





25  
2<sup>ND</sup> FLOOR  
 $\frac{1}{4}" = 1'-0"$